





## Dillavaird Farmhouse

*Providing a luxury countryside lifestyle beside the idyllic village of Alyth, this executive 2/4 bedroom, three-reception room detached farmhouse enjoys attractive interiors and a sprawling floorplan, covering 2066 square feet. The deluxe home has extensive garden grounds and comprehensive parking, offering the very best in contemporary family living in an outstanding and picturesque rural location.*

Upon entering the home a bright entrance porch provides an immediately warm welcome and two convenient cloak-cupboards for coats and muddy boots. To the left is a vast formal dining room flooded in warm sunlight from triple-aspect glazing. A crisp neutral palette and timber detailing (coupled with hardwood flooring) create a congenial reception area for dinner parties and social gatherings. A very generous sitting room with an Edinburgh Press and an equally spacious first floor living room are two additional reception areas for relaxing, socialising, and entertaining, both of which enjoy hearty log-burning stoves for added cosiness and an airy ambiance supported by dual/triple-aspect windows (respectively). Furthermore, the living room boasts stylish exposed stonework and roof beams for a wholly modern design, heightened by a neutral palette, hardwood flooring, and French windows to outside. If required, these two rooms could be repurposed as additional king-size bedrooms.

In the spacious dining kitchen, warmed by another log-burning stove, a charming farmhouse-inspired design perfectly suits the accommodation, fitted with white cabinets, excellent workspace, and vivid green splashback tiles. It has room for a 6+ dining table and incorporates a neat shelved recess for cookery books. An electric range cooker completes the countryside style. Neighbouring the kitchen is a convenient utility area (with a washer, dryer, and fridge-freezer) and a well-appointed larder for additional storage. Finishing the ground floor accommodation is a gleaming bathroom, which features white tiling and traditional wood carved panelling for a modern style with a classic twist. It comes with fashionable spotlighting and a contemporary four-piece suite.



An additional staircase leads to a first floor landing, which is well-lit by a skylight and broad enough to house a relaxed study area. Two airy king-size bedrooms, identically styled with soft décor, extend from here, offering generous proportions for bedside furnishings, wardrobes, and comfortable seating. Double glazed windows and LPG gas central heating ensure year round comfort and efficiency.

Outside, the farmhouse is surrounded by expansive private grounds, with sprawling, manicured garden areas laid to lawn with mature trees and established leafy greens – ideal for large summer soirees. The vast rear garden even extends to a river, creating a truly magical setting for alfresco dining. A gravelled front driveway provides comprehensive parking.

EPC Rating - F.

Extras: all fitted floor and window coverings, light fittings, an electric range cooker, a washer, dryer, and fridge-freezer to be included in the sale. Additional furnishings are available by separate negotiation.



## FEATURES

- Attractive 2/4 bedroom detached farmhouse
- Covering 2066 sq. feet, over 2 levels
- Situated in the idyllic countryside by Alyth
- Welcoming entrance porch with storage
- Vast, dual-aspect formal dining room
- Very generous, dual-aspect sitting room
- Equally spacious, triple-aspect living room
- Spacious farmhouse-style dining kitchen
- Utility area & well-appointed larder
- Gleaming bathroom with modern 4pc suite
- Two airy king-size bedrooms
- Expansive private land/gardens
- Comprehensive parking options
- LPG gas central heating & 3 log-burners
- Double glazing throughout

## ALYTH, PERTH AND KINROSS

Nestled under the Hill of Alyth, just over seven miles northeast of Blairgowrie and less than 40 minutes' commute from both Perth and Dundee, is the charming town of Alyth. Intersected by a tranquil burn, the town hosts excellent local amenities, including supermarkets, a bakery, a post office, a health centre and a primary school, as well as cafés, pubs and takeaways. Surrounded by picturesque countryside, Alyth is a perfect location from which to enjoy outdoor pursuits, with recreational destinations including Alyth Den and Bike Park, a bowling club, and two local golf courses. Indoor leisure facilities can be found in the nearby town of Blairgowrie, which also provides further handy shopping amenities and education at secondary level. Alyth benefits from good road and bus links, making it ideal for commuting professionals seeking a relaxed country town lifestyle.

